

## **APPENDIX B**

### **DETERMINATION OF ELIGIBILITY FORM**

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NDP Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Smith's Mill-Granogue Historic District

other names/site number N-13716

2. Location

street & number \_\_\_\_\_ not for publication \_\_\_\_\_

city or town Wilmington vicinity X

state Delaware code DE county New Castle code 003

zip code 19807

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this \_\_\_\_\_ nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide \_\_\_\_\_ locally.  
( \_\_\_\_\_ See continuation sheet for additional comments.)

Signature of certifying official \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria.  
( \_\_\_\_\_ See continuation sheet for additional comments.)

Signature of commenting or other official \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau

#### 4. National Park Service Certification

I, hereby certify that this property is:

☐ entered in the National Register

☐ See continuation sheet

☐ determined eligible for the  
National Register

☐ See continuation sheet

☐ determined not eligible for the  
National Register

☐ removed from the National Register

☐ other (explain):

Signature of the Keeper

Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

##### Category of Property

(Check only one box)

- ☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

##### Number of Resources within Property

Contributing

Noncontributing

59

7

buildings

8

   

sites

   

   

structures

67

7

objects

Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing)

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic

Sub:

Single dwelling

Secondary structure

Agricultural outbuilding

Agriculture

Current Functions (Enter categories from instructions)

Cat: Domestic

Sub:

Single dwelling

Secondary structure

Agricultural outbuilding

Agriculture

7. Description

Architectural Classification (Enter categories from instructions):

Colonial Revival

Federal

Other

Materials (Enter categories from instructions)

foundation Stone

roof Asphalt

walls Stone

Weatherboard

other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

USDI/NPS NHD Registration Form  
*Smith's Mill-Granogue Historic District*  
*New Castle County, Delaware*

(Mark 'x' in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark 'x' in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions):

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

Ca. 1790-1949  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1921-1923

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)

\_\_\_\_\_

Cultural Affiliation

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder

\_\_\_\_\_  
\_\_\_\_\_

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- \_\_\_ preliminary determination of individual listing (36 CFR 67) has been requested.
- \_\_\_ previously listed in the National Register
- \_\_\_ previously determined eligible by the National Register
- \_\_\_ designated a National Historic Landmark
- \_\_\_ recorded by Historic American Buildings Survey # \_\_\_\_\_
- \_\_\_ recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

- ☒ State Historic Preservation Office
- \_\_\_ Other State agency
- \_\_\_ Federal agency
- \_\_\_ Local government
- \_\_\_ University
- \_\_\_ Other

Name of repository

\_\_\_\_\_  
\_\_\_\_\_

10. Geographical Data

Acres of Property: Approx. 614 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
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USDI/ND8 NDHD Registration Form  
Smith's Mill-Granogue Historic District  
New Castle County, Delaware

1 \_\_\_\_\_ 3 \_\_\_\_\_  
2 \_\_\_\_\_ 4 \_\_\_\_\_

\_\_\_\_ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

*See Continuation Sheet*

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

*See Continuation Sheet*

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11. Form Prepared By

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name/title Philip E. Pendleton  
organization Louis Berger & Associates, Inc. date April 14, 1999  
street & number 100 Haled Street telephone 973-678-1960  
city or town East Orange state NJ zip code 07019

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Additional Documentation

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(Submit the following items with the completed form.)

Continuation Sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items (Check with the SHDO or FDO for any additional items)

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Property Owner

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(Complete this item at the request of the SHDO or FDO.)

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

USDI/NPS NHD Registration Form  
*Smith's Mill-Granogue Historic District*  
*New Castle County, Delaware*

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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Smith's Mill-Granogue Historic District  
New Castle County, Delaware

The Smith's Mill-Granogue Historic District extends over an area of approximately 614 acres, of which some 608 acres lie on the west bank of the Brandywine Creek in Christiana Hundred, and about 6 acres are on the east bank in Brandywine Hundred. The district represents the cultural landscape of a rural community, comprising resources evocative of two consecutive eras. During the earlier period represented by the district, which transpired during the late eighteenth through early twentieth centuries, the landscape was that of an agricultural community typical of those in Delaware's Piedmont region. The land was devoted to mixed farming in which a wide variety of farm products were raised for the inhabitants' own subsistence and substantial quantities of wheat, beef and butter were produced for market, the wheat and other cereal grains being refined at mills in the neighborhood or elsewhere in the region. The later period, beginning in 1921 with Irene du Pont's purchase of the Christiana portion of the district and lasting to the present, is characterized by the extensive reshaping of this rural landscape into that of the country house estate, consisting of the mansion, the gardens and landscaped estate grounds, the subordinate homesteads, the employee houses and other auxiliary buildings and structures, and the estate's agricultural lands. Despite the 1920s reordering of the district landscape as a portion of the Brandywine Valley "chateau country," the earlier agrarian landscape remains distinctly traceable via numerous resources evidently surviving from that period: buildings, ruins (such as the foundations of Smith's Mill), roads, rail lines, bridges, mill races, and farm fields, pastures and woodlots.

Over 80% of the Smith's Mill-Granogue Historic District (505 of the 614 acres) is encompassed within the bounds of the Granogue estate (N-442), situated on the southeast side of Smiths Bridge Road in Christiana Hundred. On the Granogue property are four pre-1921 homesteads that, in accordance with Delaware SHPO guidelines, are inventoried as individual architectural resources, viz., the Hagey-Palmer House (N-1388), the McCullough-Barksdale Farm (N-1391), the Harvey-Ely Farm (N-1394) and the Donnelly House (N-13709). Three of these four older houses are accompanied by varying numbers of pre-1921 outbuildings. Granogue also contains a wide array of contributing elements dating to the estate years, including the mansion, eleven employee cottages, eleven garages, five bridges, two water towers and numerous other buildings and structures.

Across Smiths Bridge Road to the northwest from Granogue is the Chandler-Rust Farm (N-1389), the fifth farmstead purchased by Irene du Pont in 1921. This 103-acre property, which composes about 17% of the district, was given by du Pont to a daughter in 1933. Renovated by Irene du Pont and by the Rust family during the 1920s and 1930s, it is representative of the sort of "pocket country house estate" that was actually more numerous in most of the affected rural areas during the era of the country house movement than was the fullblown estate such as Granogue itself. Such smaller estates typically consisted of a long-established farmstead with a house renovated according to Colonial Revival stylistic principles.

The final segment of the district's land area consists of an approximately six-acre portion of the Ellis McDonald property situated on the southeast side of Smiths Bridge Road in Brandywine Hundred, on which stands the Smith's Mill House (N-1358), accompanied by the mill building foundation and raceways. The remaining 27 or so acres of the McDonald property consists of a 1959 mansion and its outbuildings and landscaped grounds of the same date, which do not contribute to the district. The Smith's Mill House, at present occupied by the caretaker of the McDonald property, and the remnants of the mill complex are clustered by the river and Brandywine Creek Road. The property is landscaped (via topography and plantings) so that the house and mill site are situated in their own discrete area.

Although the present superstructure of Smiths Bridge dates to 1961, when the covered bridge built in 1839 burned, the abutments and wing walls of the 1839 structure survive in modified form (reduced somewhat in height to improve traffic visibility). These surviving elements of the historic bridge maintain the contour of that structure, thereby conveying a sense of its historic appearance (so that it demonstrates integrity of feeling), and thus constitute a contributing element in the historic district.

The rail line of the Wilmington and Northern Railroad (later a branch line of the Reading Railroad), laid out in 1869, runs through the historic district, passing Smiths Bridge about 1,000 feet to the west. As the rail line was judged in the investigation to lie too far from the portion of roadway proposed for improvement to be affected by the proposed work, it was not documented on a CRS form. It does appear to retain its historic character, however, and hence would constitute a contributing element in the historic district.

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Smith's Mill-Granogue Historic District  
New Castle County, Delaware

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The Smith's Mill-Granogue Historic District is eligible for the National Register of Historic Places. The district is significant under Criterion C, which "applies to properties embodying the distinctive characteristics of a type, period or method of construction; possessing high artistic values; or representing a significant and distinguishable entity whose components may lack individual distinction." In reference to the Smith's Mill-Granogue Historic District, Criterion C is invoked with regard to both of the phases or eras represented on the district's cultural landscape. Bulletin 30 indicates that in a rural historic landscape,

Significant physical qualities may be present in a number of ways. The organization of space, visible in the arrangement of fields or siting of farmsteads, may illustrate a pattern of land use significant for its representation of traditional practices unique to a community. Buildings and outbuildings, whether high-style or vernacular, may be distinctive in design, style, or method of construction, and be representative of historic local or regional trends. . . . Significance may be based on vernacular patterns of land use and division, architecture, circulation, and social order.

More than enough buildings and other cultural features survive from the earlier period (i.e., the late eighteenth through early twentieth centuries) to represent the spatial arrangement and vernacular construction typical in the Piedmont region, including dwellings, barns and other farm outbuildings, roads and farm lanes, fields and other farmlands, the traces of historic property division such as fences, treelines and hedgerows, and the gristmill site and its water races. In Granogue and the Chandler-Rust Farm, the historic district constitutes a landscape evocative of the country house estate era that enjoys a high degree of preservation. The Granogue mansion, perhaps the largest and, atop its high knoll the most grandly situated, of the du Pont mansions, the main water tower and the main garage with its attached residence are highly distinctive examples of their building types. The Chandler-Rust Farm, on the other hand, well exemplifies the more modest form of rural estate.

The Smith's Mill-Granogue Historic District demonstrates the integrity necessary to represent its significance. With generally quite limited modification in the form of post-1950 buildings, additions and alterations, all three surveyed properties are essentially intact in terms of their historic character. This is especially true with regard to Granogue, where the preservation sensibility of Irene du Pont, Jr., the present owner, has operated to preserve the estate's 1920s appearance with a high standard of maintenance and as few modifications to the estate's building stock as practicable. During 1998-1999, Mr. du Pont carried out a complete restoration of the mansion's Aeolian-Skinner house organ (installed 1923), making the instrument fully operable and preserving one of the very few country house organs present in its original installation in this country. The historic district demonstrates integrity in all seven aspects as defined by the National Park Service: location, design, setting, materials, workmanship, feeling and association.

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CONTINUATION SHEET

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Smith's Mill-Granogue Historic District  
New Castle County, Delaware

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Major Bibliographical References

Aslet, Clive

1990 *The American Country House*. Yale University Press, New Haven, Connecticut.

du Pont, Irene, Jr.

1999 Personal interview with Irene du Pont, Jr., Granogue, Delaware, conducted by Philip E. Pendleton, January 14, 1999.

Hewitt, Mark Alan

1990 *The Architecture of the American Country House 1890-1940*. Yale University Press, New Haven, Connecticut.

McClelland, Linda Flint, J. Timothy Keller, Genevieve P. Keller, and Robert Z. Melnick

n.d. National Register Bulletin 30: *Guidelines for Evaluating and Documenting Rural Historic Landscapes*. U.S. Department of the Interior, National Park Service, Washington, D.C.

Pendleton, Philip E.

1999 *Architectural Resources Survey, Smiths Bridge Road Improvements, New Castle County, Delaware*. Prepared by Louis Berger & Associates, Inc., for the Delaware Department of Transportation, Dover, Delaware.

Verbal Boundary Description: The boundary of the historic district includes the Irene du Pont, Jr., tax parcel (07-008.00-002) and Henry Rust tax parcel (07-003.00-001) in their entireties. It also includes a portion of the Ellis McDonald, Jr., tax parcel (06-001.00-002), viz. the approximately six (6)-acre portion including all of the parcel's land that lies on the southwest side of Brandywine Creek Road and the land on the northeast side of Brandywine Creek Road on which the historic Smith's Mill House stands, which is demarcated from the main twenty-seven (27)-acre portion of the parcel by a fence.

Boundary Justification: The boundary of the historic district, as proposed above, encompasses the three historic architectural properties, including the historic buildings and structures that represent contributing elements as well as the agricultural lands and other open spaces that are historically associated with the architectural resources and compose the historic setting for the latter.